

Vallemar Bluff

Midcoast
Community Council
10/26/2016





Vallemar Bluff

2.5 acres at Juliana/Vallemar, Moss Beach
zoned RM-CZ
(resource management/ coastal zone)

Blufftop shoreline informal trail provides
spectacular accessible shoreline views
and marks approximate boundary with
County Parks Fitzgerald Marine Reserve
parcel.





Coast yellow leptosiphon
(Leptosiphon arceus)
photo by Tony Cole

The grasslands of Vallemar Bluff are an increasingly rare native plant community known as ‘Coastal Prairie’.

Some very rare plants grow here, including “coast yellow leptosiphon”, which grows nowhere else in the world.

Application is being processed for listing as endangered species under CA Endangered Species Act.



Outline of coastal prairie and rare plant habitat on Vallemar Bluff by Toni Corelli, Botanist

Midcoast Local Coastal Program (LCP) prohibits residential development in environmentally sensitive habitat areas (ESHA) such as "Coastal Prairie".



Harlequin lotus
Hosackia gracilis

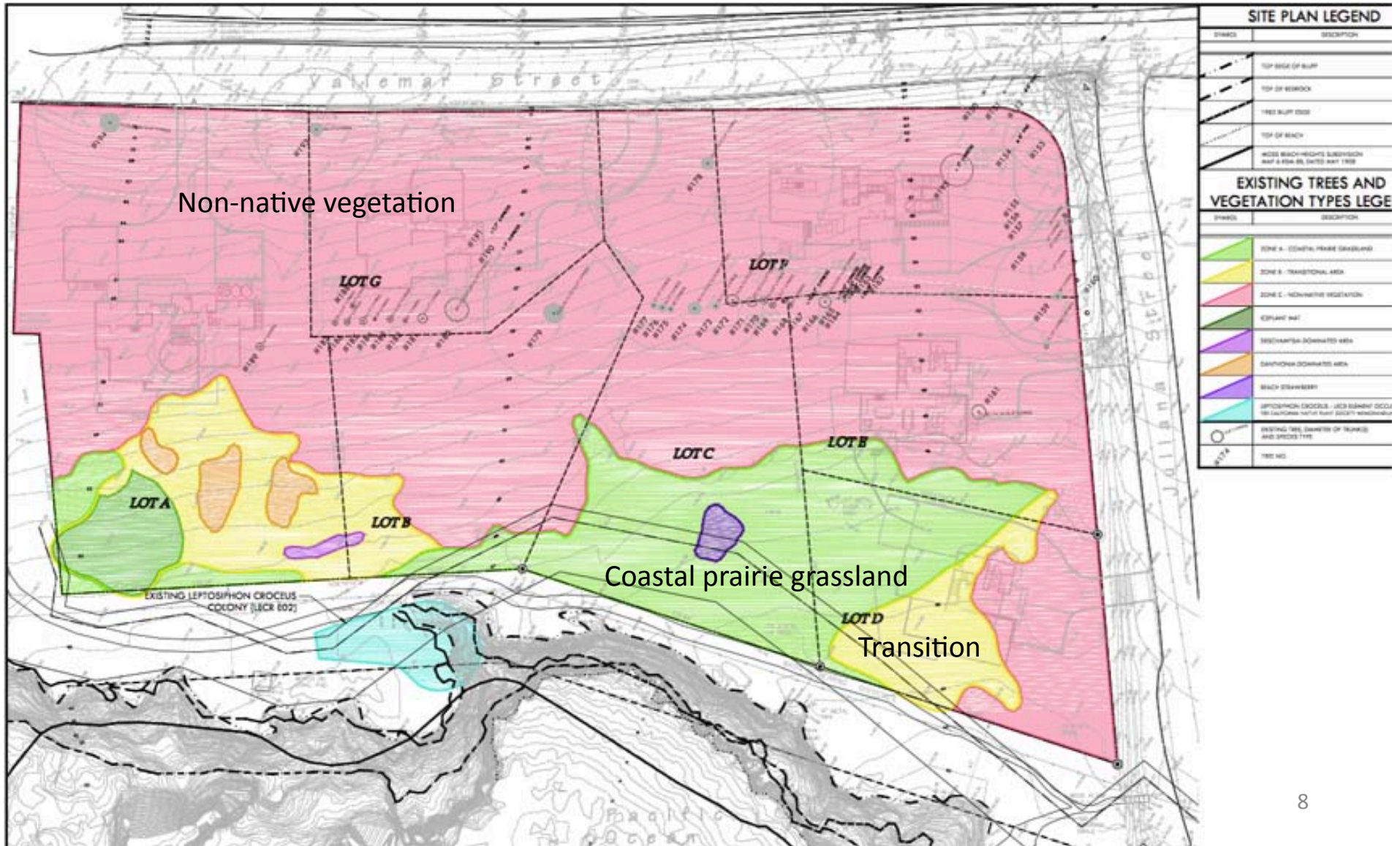


Johnny-Nip
Castilleja ambigua ssp. *ambigua*

Vallemar Bluff field survey map by Toni Corelli, 5/3/2015, shows these two rare plants scattered throughout the coastal prairie.

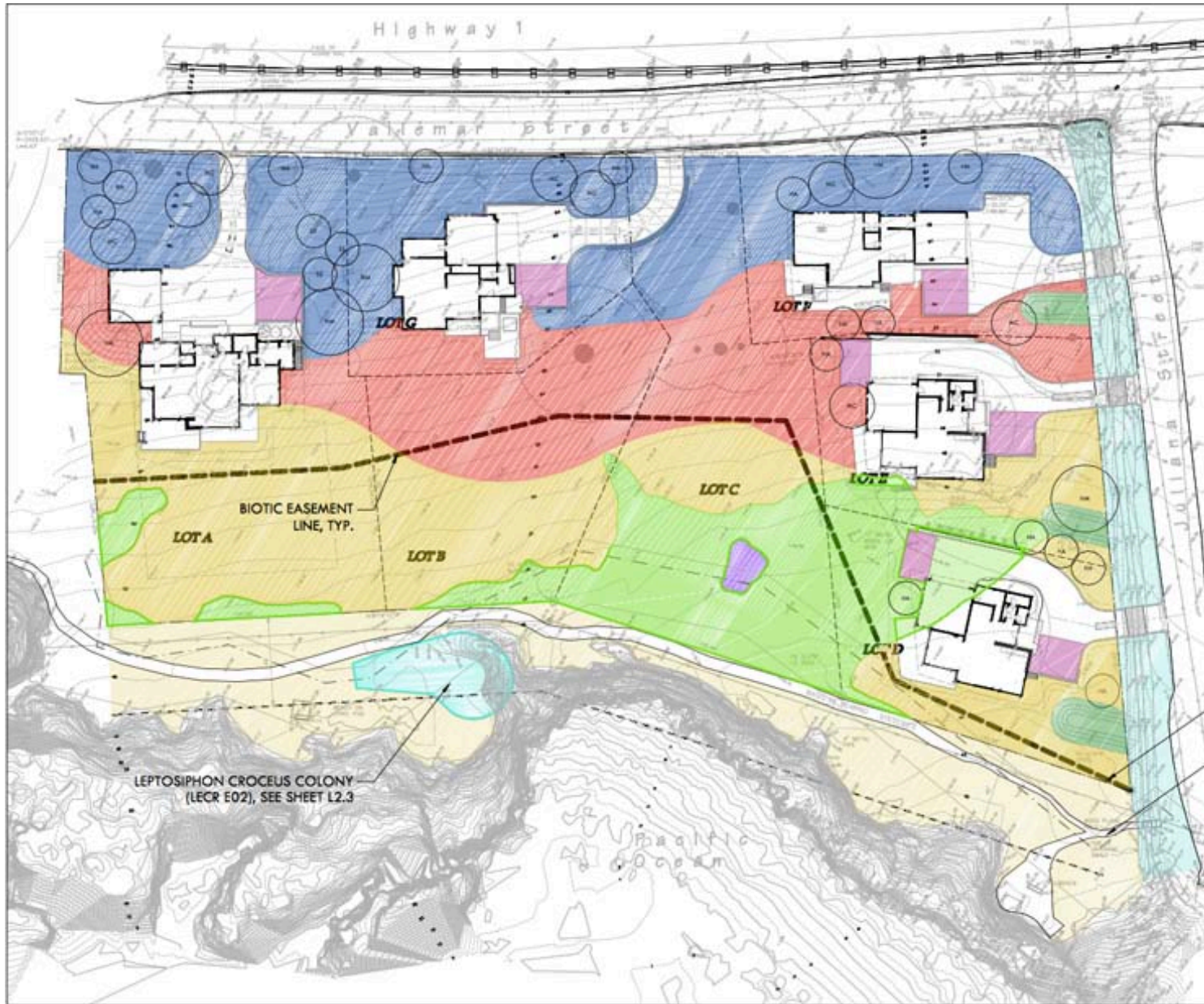


Existing vegetation mapped by Zander Associates May 2015





5-house site plan – Aug 2016
Red = estimated 50-year bluff retreat (per HKA)
Green = property line



Landscape plan
&
biotic conservation
easement
(dashed line)

Ornamental native
(blue/red)

Coastal prairie
(green/tan)

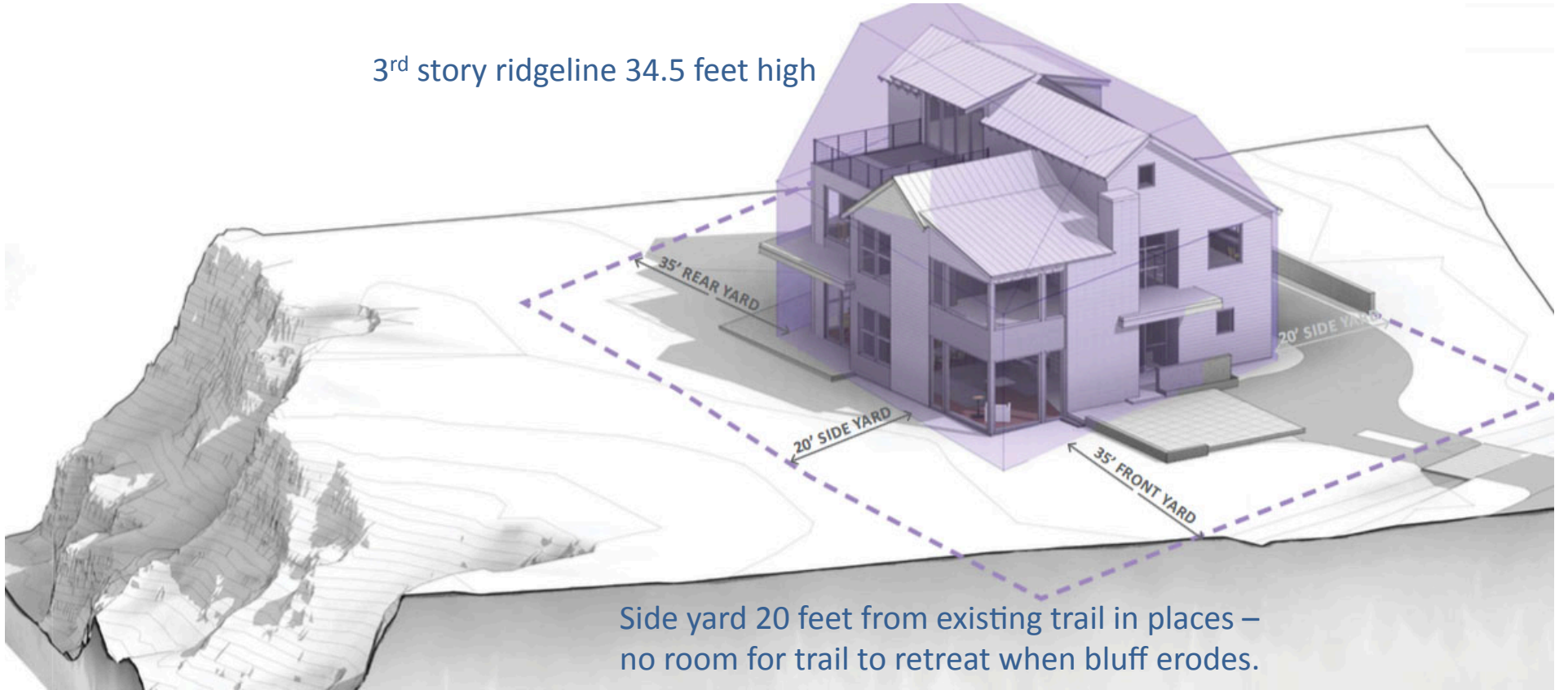
BIOTIC EASEMENT
LINE, TYP.

EXISTING BLUFF TRAIL,

Verde Design



3rd story ridgeline 34.5 feet high



Side yard 20 feet from existing trail in places – no room for trail to retreat when bluff erodes.

House on Lot D
at coastal end of Juliana



***Design review of the houses will be considered at a separate public hearing by the Coastside Design Review Committee (CDRC).

MCC recommendations focus on environmental, hazard, and public access/view impacts:

- EIR: Focused Environmental Impact Report should be prepared to analyze alternatives with less environmental impact.
- Coastal Prairie Sensitive Habitat: Permanently protect the entire area, as mapped by Botanist Toni Corelli, preferably by donating the land to County Parks to ensure long-term stewardship.
- Shoreline Retreat: Set development well back to allow room for long-term natural erosion processes in order to preserve the scenic beauty of the shoreline and allow for continued public access.
- Development of Lot D is not allowable due to site constraints of bluff erosion, sensitive habitat, public coastal access and views from Juliana and along the shoreline.
- Locate all development along Vallemar St. among mature cypress trees, allowing 20-foot front setbacks, to reduce impact on coastal prairie habitat and reduce coastal erosion hazard for the economic lifetime of the homes. Consider this as the least environmentally damaging feasible alternative.



See MCC Vallemar Bluff page for complete info –

www.midcoastcommunitycouncil.org/vallemar-bluff/